

SAN ANTONIO PLANNING COMMISSION MINUTES



March 9, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Rolando H. Briones
Jody R. Sherrill Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the ICRIP program (Center City Development Office, Barbara Ankamah)
- Briefing on the West/Southwest Sector Plan (Planning and Community Development Department, Ashley Parsons)
- Briefing on the Midtown Brackenridge Master Plan and potential amendments to the adjacent Neighborhood Plans of Government Hill, Tobin Hill, Westfort, Mahncke Park, and River Road (Planning and Community Development Department, Andrea Gilles)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, R. Rodriguez, Billa Burke Briones, Lindhorst, Martinez, Sherrill
Absent: None

Chair Hartman opened the public hearing.

4. Citizens to be heard – No Citizens to speak.

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PLATS:

5. **090172** **Smithson Valley P.U.D.**
 (On the north side of Smithson Valley Road, west of Laurie Michelle)
6. **100210** **Park Place II Subdivision, Unit 7A**
 (Extending Branch Post to the west from Park Place II, Unit 5)
7. **110033** **Luckey Ranch, Unit-2**
 (On the south side of U.S. Highway 90, east of WT Montgomery Road)

DEFERRALS:

8. **110099** **Waterwood Office**
 (On the north side of F.M. Loop 1604, west of IH-37)

Chair Hartman asked for a motion to approve items on the Consent Agenda as presented.

Motion: Commissioner Martinez to approve as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

VARIANCES and APPEALS:

9. **060589** **Bella Vista Unit 1 Section 3** (Time Extension)
 (On the north side of Potranco Road, east of Bella Vista Place)

Larry Odis, planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

10. **070407 Westwind West, Unit 4 (Enclave)** (Time Extension)
(Extending Florianne eastward from Westwinds West, Unit 2 Enclave)

Donna Camacho, planner, presented item and recommended approval.

Motion: Commissioner Billa Burke to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

11. **070409 Westwind Lonestar, Unit 2 (Enclave)** (Time Extension)
(Northeast of Lone Star Parkway and Wild Pine)

Donna Camacho, planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

12. **070410 Westwind Lonestar, Unit 3 (Enclave)** (Time Extension)
(Extending Amber Rose eastward from Unit 1)

Donna Camacho, planner, presented item and recommended approval.

Motion: Commissioner Limon to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

13. **PA11016** - Public hearing and consideration of a resolution amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 9.8 acres located at 105 Clifford Court from Mixed Use land use to Low Density Residential land use, 2926 South Presa Street from Low Density Residential land use and Mixed Use land use to Public Institutional land use, and 502 Riverside and abutting 4 acre site to the south from Mixed Use land use to Business Park land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommends approval.

Motion: Commissioner Billa Burke to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

14. **PA11017** - Public hearing and consideration of a resolution amending the land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 97.2 acres generally located between Southeast Military Drive and Loop 410 abutting South Presa Street more specifically located at: 8910 Graf Road from Parks/Open Space land use to Low Density Residential land use; 8510 Old Corpus Christi Road and 9137, 9145, 9149, 9151, and 9211 South Presa Street from Mixed Use land use to Low Density Residential land use; 8531 South Presa Street from Mixed Use land use and Parks/Open Space land use to Low Density Residential land use; 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot P-4 from Mixed Use land use and Low Density Residential land use to Low Density Residential land use; 9015, 9059, and 9077 South Presa Street from Parks/Open Space land use to Low Density Residential land use; 9011 Old Corpus Christi Road more specifically described as NCB 10920 Lot 1 and 8920 South Presa Street from Mixed Use land use to Neighborhood Commercial land use; 8750 South Presa Street from Low Density Residential land use and Parks/Open Space land use to Neighborhood Commercial land use; 8648 and 8711 Graf Road, 8703 and 8707 Old Corpus Christi Road, 8888 and 8902 South Presa Street, and NCB Block 3 Lots 7 and 8, and property generally located at the southeast corner of Graf Road and South Presa Street from Low Density Residential land use to Neighborhood Commercial; 8910 South Presa Street from Public Institutional land use to Neighborhood Commercial land use; 7622 South Presa Street from Public Institutional land use to Community Commercial land use; 8343 South Presa Street from Parks/Open Space land use to Community Commercial land use; 8237 Old Corpus Christi Road and 8314, 8367, 8439, 8441, and 9087 South Presa Street from Parks/Open Space land use to Public Institutional land use; 9210 South Presa Street from High Density

Residential land use to Public Institutional land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommends approval less property located at 8910 Graff Road.

Motion: Commissioner Billa Burke to approve less property located at 8910 Graff Road from parks and open space land use to low density residential land use.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

15. Technical Advisory Committee interviews.

- Michael Angel Garcia
- Homer Dewayne Nelson

Chairman Hartman deferred this item to Commissioner Lindhorst as he is the Chairman to the Technical Advisory Committee.

Commissioner Lindhorst interviewed Mr. Garcia and Mr. Nelson.

Chair Hartman recommended of the two interviewees, one be appointed to the Technical Advisory Committee and the other serve as an alternate.

Mr. Nelson, stated he would like to recommend Mr. Garcia to serve on the Technical Advisory Committee as he has more experience in the development community and he would gladly serve as an alternate.

Commissioner Lindhorst call for a motion

Motion: Commissioner Briones to appoint Mr. Michael Angel Garcia to the Community At Large seat of the Technical Advisory Committee with Mr. Homer Dewayne Nelson to serve as an alternate.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

16. Approval of the minutes for the February 23, 2011 Planning Commission meeting.

Motion: Commissioner A. Rodriguez to approve the item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

17. Director's report - City Council Action Update (Planning Commission Items sent to Council)

18. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

19. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:56 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary